

Sale #: \_\_\_\_\_

**TO THE OWNERS OF THE WITHIN DESCRIBED REAL ESTATE AND ALL  
INTERESTED PARTIES**

**NOTICE OF SHERIFF'S SALE**

By virtue of a certified copy of a decree directed to me from the Clerk of the Circuit Court of Miami County, Indiana, in Cause No. 52C01-1012-MF-00615, wherein PHH MORTGAGE CORPORATION was Plaintiff, and Michael R. Judson, et. al., was the Defendant, requiring me to make the sum as provided for in said Decree with interest and costs, I will expose at public sale to the highest bidder on the 7<sup>th</sup> day of June, 2011, at the hour of 10a of said day at the Miami County Sheriff's Department the fee simple of the whole body of real estate in Miami County, Indiana:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

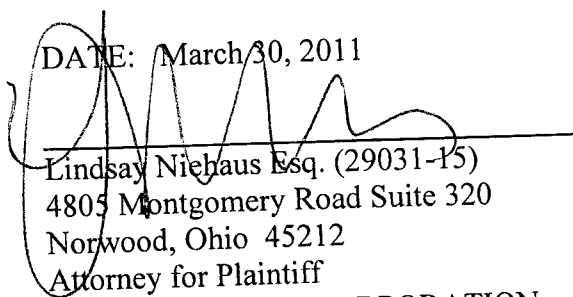
Parcel No. 52-08-27-106-007.000-016

Commonly known as: 324 Euclid Avenue, Peru, IN 46970

Together with rents, issues, income and profits thereof, said sale will be made without relief from valuation or appraisal laws.

All sales are subject to any first and prior liens, taxes and assessments legally levied and assessed thereon. Neither the Sheriff nor the Plaintiff in this case warrants either expressly or implied any title, location or legal description of any real estate sold at the sale. Any prospective bidder should obtain their own title evidence before making any bid on any properties subject to this sale.

DATE: March 30, 2011

  
Lindsay Niehaus Esq. (29031-15)  
4805 Montgomery Road Suite 320  
Norwood, Ohio 45212  
Attorney for Plaintiff  
PHH MORTGAGE CORPORATION

  
\_\_\_\_\_  
Sheriff of Miami County, Indiana

324 Euclid Avenue  
Peru, IN 46970  
\_\_\_\_\_  
Street Address

The Sheriff's Department does not warrant the accuracy of the street address published herein.

EXHIBIT A - LEGAL DESCRIPTION

Lot Number Seven (7) and twenty (20) feet off the entire West side of Lot Number Six (6) in King's Second Addition to the City of Peru, Miami County, Indiana.